



**AMHERST PLANNING BOARD**  
**Wednesday, February 19, 2020, 7:00 PM**  
**Town Room, Town Hall**  
**AGENDA**

**I. MINUTES**

**II. PUBLIC COMMENT PERIOD**

**III. REVIEW AND COMMENT**

**AMHERST SUPPORTIVE STUDIO APARTMENTS**

**132 Northampton Road – Valley Community Development Corporation**

Presentation, review and comments for the Department of Housing and Community Development on a Project Eligibility application for an affordable supportive studio housing development with 28 studio apartments, 14 parking spaces and site improvements

**IV. REVIEW AND RECOMMENDATIONS FOR ZONING BOARD OF APPEALS**

**ZBA 2020-26 – UDrive South, LLC** – Special Permit application to allow an extension/alteration/change of a pre-existing, non-conforming residential use to another residential use; for a Mixed-Use Building, including 45 residential units including 5 affordable units, by constructing a 12,110± square foot, 3-story building, a Medical Office; with 44 on-site parking spaces and 20 off-site parking spaces; modification of the parking regulations; under Sections 10.38, 9.22, 3.325, 3.360.0, and 7.9 under the Zoning Bylaw, located at 348 Northampton Road (Map 13D/Lot 19); and properties identified as University Drive South (Map 13D/Lots 56 & 57) and Snell Street (Map 13D/ Lot 55), Professional and Research Park (PRP) and Neighborhood Residential (RN) Zoning Districts.

**V. REVIEW AND DISCUSSION**

**SPR 2019-07 & SPP 2019-04 – Amir Mikhchi – South East Street Court Housing – 133 & 143 South East Street**

Review of proposed changes to a previously approved project, to determine if the Board will entertain the changes that are required to bring the project into compliance with the Conservation Commission Order of Conditions, issued in October 2018, and to consider whether a new Site Plan Review application for these changes should be submitted – for a 3-story mixed-use building with 57 apartment units, 1,200 sq. ft. of retail space and associated site improvements and work in the town right of way, (B-VC Zoning District, Map 15C, Parcels 3 & 4)

**VI. PLANNING & ZONING**

- A.** ZSC Report
- B.** Public Comment about ZSC Report
- C.** Other

**VII. OLD BUSINESS**

- A. SPR2019-06 & SPP2019-03 – Town of Amherst Dog Park – 95 Old Belchertown Road**  
Presentation of changes and new information regarding Conditions 1 (information kiosk), 4 (site plan) and 6 (landscaping) of the Site Plan Review decision (Map 21B, Parcel 8, PRP Zoning District)
- B.** Decision Signing
- C.** Topics not reasonably anticipated 48 hours prior to the meeting

**VIII. NEW BUSINESS**

Topics not reasonably anticipated 48 hours prior to the meeting

**IX. FORM A (ANR) SUBDIVISION APPLICATIONS**

**X. UPCOMING ZBA APPLICATIONS**

**XI. UPCOMING SPP/SPR/SUB APPLICATIONS**

**XII. PLANNING BOARD COMMITTEE & LIAISON REPORTS**

Pioneer Valley Planning Commission – Jack Jemsek and Christine Gray-Mullen

Community Preservation Act Committee – Michael Birtwistle

Agricultural Commission – David Levenstein

Design Review Board – Michael Birtwistle

Zoning Subcommittee – Maria Chao, Janet McGowan and Christine Gray-Mullen

**XIII. REPORT OF THE CHAIR**

**XIV. REPORT OF STAFF**

**XV. ADJOURNMENT**